

Targeting Single Family Bond Programs

Housing Finance Authority of Miami-Dade County

2000 ALHFA Spring Educational
Conference

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Boston, Massachusetts

What is an “ACED”

An area designated by a State as meeting the standards established by that State and approved by the Secretary and by the Secretary of Housing and Urban Development in accordance with the criteria set forth in 103A-2(b)(5)(iii).

Criteria for Designation

1. Condition of Housing Stock
2. Need of Area Residents
3. Potential for Use to Improve Area Housing Conditions
4. Existence of Housing Assistance Plan (HAP)

Criteria for Designation

- **Condition of Housing Stock**



Percentage of residential units constructed before 1940



Average age of housing stock



Number and percentage of abandoned residential units



Number and percentage of substandard residential units

Criteria for Designation

- **Need of Area Residents for Subsidized Owner-Financing**



Average per capita income of area population



Number and percent of families eligible for food stamps



Number and percent of families eligible for AFDC



Unemployment rate



Number and percent of families in poverty

Criteria for Designation

- **Potential for Use to Improve Area Housing Conditions**



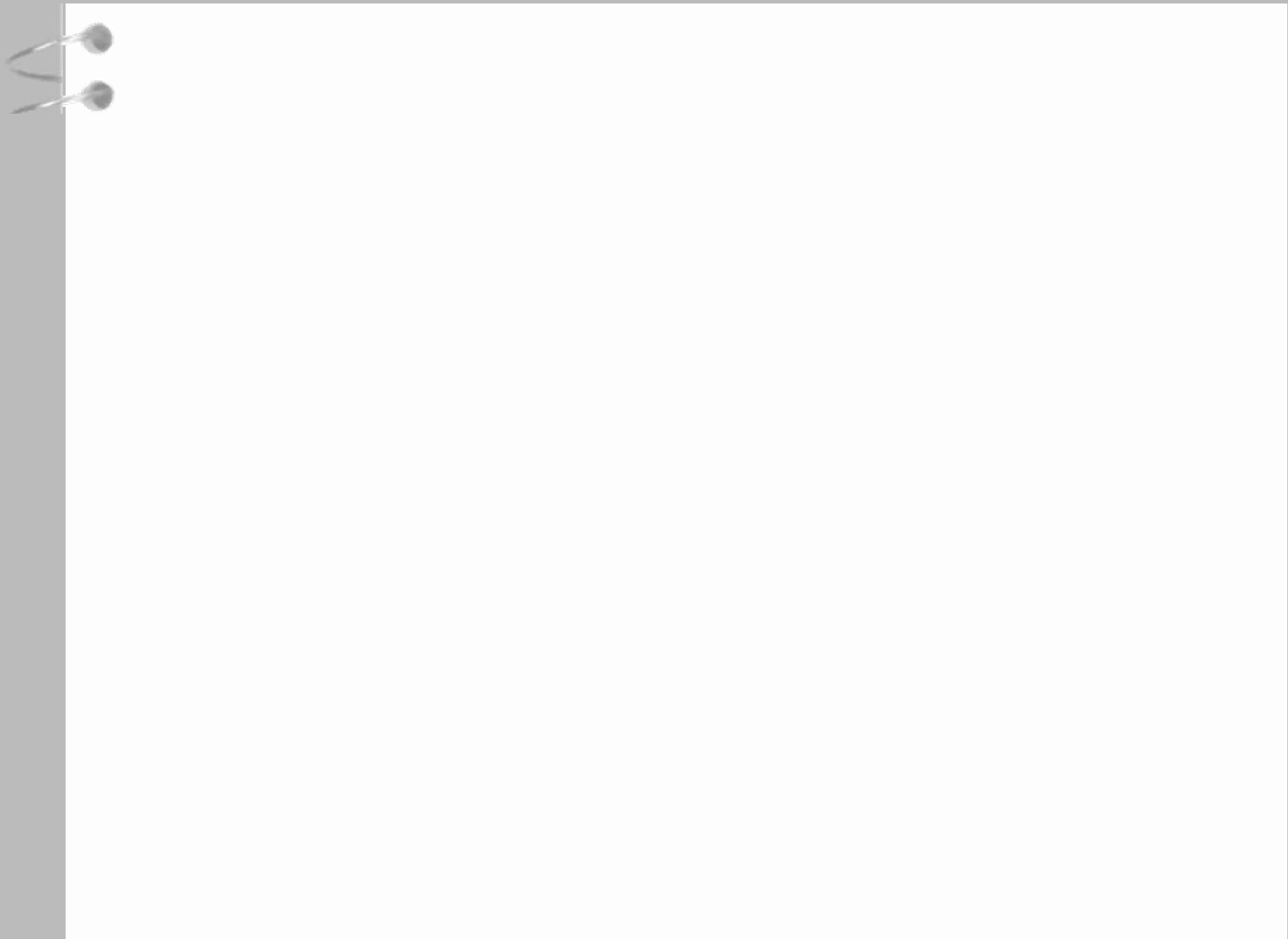
Number and percent of owner-occupied substandard units



Number and percent of low and moderate income renters



Substandard units that will be improved



Housing Finance Authority							
Proposed Additions to the List of Target Areas							
		Condition of Housing Stock					
Predominant Zip Code	Census Tract	Median Year Structure Built	Median Age of Structure (Years)	Total Housing Units	Occupied Units	Number Vacant	Percent Vacant
Metropolitan Statistical Area (countywide)							

Preparing the Application

[illegible]

Preparing the Application

[illegible]

Criteria for Designation

In order to satisfy the first three criteria, each element listed in the regulations that can be statistically measured must be worse than the state average.

Designation of ACEDs

Outline

- I. What is an “ACED”?**
 - A. Definition**
 - B. Criteria for designation**
- II. Applying for the Designation**
 - A. Obtaining Statistical Data**
 - 1. Census Data**
 - a. Planning Department**
 - b. Dept of Children & Families**
 - B. Preparing the Application**
 - 1. Set up the spreadsheet**
 - 2. Prepare an area map**
 - C. Submission & Approval of Application**